



**Haines Borough  
Planning Commission Meeting  
August 9, 2012  
MINUTES**

**Approved**

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, Commissioners Robert **Venables**, Lee **Heinmiller**, Don **Turner III**, Danny **Gonce**, **Absent:** Andy **Hedden**, Seat B: Vacant.

**Staff Present:** Steve **Ritzinger**/Borough Planning and Zoning Technician

**Also Present:** Mayor Stephanie **Scott**, Planning Commission Liaison JoAnne **Waterman**, Tom **Morphet** (CVN), Bill and Libby **Kurz**, Roger **Ingledue**, Sean **Copeland** and Heather **Shade**, Kristine **Harder**, Rob **Miller** and others.

3. **APPROVAL OF AGENDA**

**Goldberg** requested to add two agenda items. He relayed the message that he mayor had requested for the Planning Commission to add the Alaska Public Offices Commission (financial disclosure) requirement, which will be on the October 2<sup>nd</sup> ballot. **Goldberg suggested** adding the item as Other New Business (10D). He also requested to add Sean Copeland and Heather Shade's reroofing of a historic Fort Seward building as New Business – Historic District/Building Review (10A).

**Motion:** **Heinmiller** moved to "approve the agenda as amended," and the motion carried unanimously.

4. **APPROVAL OF MINUTES**

**Motion:** **Gonce** moved to "approve the July 12, 2012 minutes as amended," and the motion carried unanimously.

5. **PUBLIC COMMENTS** - None

6. **CHAIRMAN'S REPORT** – **Goldberg** mentioned that he had been out of town and would be sending rezoning surveys to Chilkat Lake Road area and Carrs Cove residents in the near future.

7. **STAFF REPORTS**

**Ritzinger** reported recent permitting and enforcement activity.

8. **PUBLIC HEARINGS**

- A. **Roger Ingledue - Setback Variance Request**

**Goldberg** opened up the public hearing at 6:39 p.m.

**Ingledue** mentioned that he had been working with Alaska Department of Transportation to purchase a portion of state right-of-way property for the past four years. The size of the property had been reduced significantly from his original proposal by DOT to address state setback concerns. He anticipated that there would be no impact on the right-of-way. The roughly 16,000 square foot lot would be challenging to develop as a residential lot with well and septic maintaining separation requirements as well as setback requirements due to shape of the lot (surrounded by

right-of way requiring 20 foot setbacks on 70% of the lot), and the topography of the lot.

**Goldberg** closed the public hearing at 6:44.

Discussion of the plans ensued.

**Motion:** **Gonce** moved to “approve the Ingledue setback variance request to allow residential construction within the setback from the Small Tracts Road right-of-way.” Further discussion ensued.

**Gonce** mentioned that the features of the property allow for the Planning Commission to approve the proposed variance request, and that the site is a long way from Small Tracts Road and would cause no negative impacts.

**Goldberg** added that the shape of the lot allows for the approval of the variance request and that the Planning Commission had approved similar variance requests before.

The motion carried unanimously.

**9. UNFINISHED BUSINESS** - None

**10. NEW BUSINESS**

**A. Historic District/Building Review**

**1. Chilkat Center Roof Replacement**

**Heinmiller** provided the Planning Commission with historical and aesthetic context for the proposed project.

**Motion:** **Turner** moved to “approve the reroofing project,” and the motion carried unanimously.

**Venables** suggested for the PC chair and vice chair meet with the Borough manager and public facilities manager to decide on an appropriate tile color for the roof, to which the commission agreed.

**2. Sean Copeland and Heather Shade Historic Fort Seward Building Roof Replacement**

**Copeland** presented plans for roofing with tiles that more closely resemble the original diamond shaped Fort Seward roofing tiles (manufactured by Eco-Star), as well as other minor alterations on the building.

**Heinmiller** provided the Planning Commission with historical and aesthetic context for the proposed project.

Discussion ensued.

**Motion:** **Gonce** moved to “approve the Sean Copeland and Heather Shade proposed changes to the historic building,” and the motion passed unanimously.

**B. Haines Borough Code Amendments** - None

**C. Project Updates** – None

**D. Other New Business**

**1. Alaska Public Officials Commission Financial Disclosure Requirements**

**Goldberg** explained that the APOC requirement for all elected officials (including Haines Borough Planning Commission and School Board members) are required to submit annual financial disclosure form, which is burdensome and discourages people from serving.

**Scott** mentioned that this item has been on local ballots two times previously without mention of local financial disclosure requirements, and was defeated both times. The upcoming ballot measure if approved would replace the APOC requirements with local financial disclosure requirements.

**Motion:** **Turner** moved to support the effort to inform people about the ballot initiative regarding the Alaska Public Offices Commission requirements.

**Heinmiller** mentioned that he faced objection from his daughters whose finances were required to be reported.

The motion passed unanimously.

## **2. Port Development Steering Committee PC Representative**

**Goldberg** mentioned that Venables had contacted him and volunteered to represent the Planning Commission on the seat vacated by former commissioner Roger Maynard.

**Venables** mentioned that he had history on the subject matter and that he would be happy to represent the Planning Commission on the committee..

**Motion:** **Heinmiller** moved to “approve Commissioner Venables to represent the Planning Commission on the Port Development Steering Committee,” and the motion carried unanimously.

## **3. Planning Commission Seat B Appointment**

**Goldberg** mentioned introduced Rob Miller as an applicant for the vacant seat B on the Planning Commission.

**Miller** mentioned that he would like to serve the community and has a background that would be helpful.

**Goldberg** responded that he had reviewed the resume, and that Miller is abundantly qualified.

**Motion:** **Heinmiller** moved to “recommend for the mayor to appoint Rob Miller to Seat B on the Planning Commission,” and the motion carried unanimously

## **4. Vacant Building Standards**

**Goldberg** mentioned that Kristine **Harder**, business owner in the former site of Helen’s Gift Shop provided him with a sample of code from Sacramento with standards for vacant buildings and expressed concern regarding vacant buildings on Main Street boarded with plywood.

**Harder** mentioned that she discussed the status of a nearby boarded up building with nearby business owners and that she heard concerns expressed by other business owners about the impression of Haines left with visitors. The impression left with visitors should be that Haines is open for business.

**Goldberg** suggested working with the code provided and to draft standards to be considered for adding to Haines Borough Code.

**Venables** mentioned that the code for the capital of California may be extreme for Haines, and advocated for a slow gradual public process.

**Turner** pointed out the challenge of creating and enforcing aesthetic standards, and questioned whether the property owner had been contacted.

**Goldberg** said that he would discuss sending a letter to the property owner with the mayor and manager.

11. **COMMISSION COMMENTS**

12. **COMMUNICATION**

13. **SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, September 13<sup>th</sup>.

14. **ADJOURNMENT**– 7:44 p.m.